Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-RW-21-2545

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210200061

Karen Johnson Davidson County
Batch# 583872 DEEDWARR
03/04/2021 09:40:35 AM 2 pgs
Fees: $13.00 Taxes: $932.40

20210304-0028090

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 2nd day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 7/4/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-04-2024

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Fowler, Jr. **2545 Tinnin Road** **Goodlettsville, TN 37072**	**SAME**	**003-00-0-030.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Eric Jay Smith and Marjorie J. Williams-Smith, Husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Billy Fowler, Jr., a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 1 of the Herbert D. Jacobs Property, as shown on plat of record in Book 8250, Page 56, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Eric Jay Smith, a single man, by Warranty Deed from Jamie Birdwell Summers, as Executrix of the Estate of Dennis W. Birdwell, and Victoria Lynn Hulan, Jeremy Wayne Birdwell and Jamie Birdwell Summers, as beneficiaries under the Last Will and Testament of Dennis W. Birdwell, dated 10/2/2018 and recorded 10/4/2018 in Instrument Number 20181004-0098718, Register's Office for Davidson County, Tennessee.

The undersigned Marjorie J. Williams-Smith spouse of Eric Jay Smith joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2545 Tinnin Road, Goodlettsville, TN 37072**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2nd day of March, 2021.

Eric Jay Smith by Marjorie J. Williams-Smith Attorney In Fact

Eric Jay Smith by Marjorie J. Williams-Smith,
Attorney in Fact

Marjorie J. Williams-Smith

Marjorie J. Williams-Smith



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margorie J. Williams-Smith the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 2nd day of March, 2021.

Commission Expires: 11-20-2023

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of March, 2021, before me personally appeared Marjorie J. Williams-Smith to me known to be the person who executed the foregoing instrument in behalf of Eric J. Smith as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Eric J. Smith

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of March, 2021.

Commission Expires: 11-20-2023

Notary Public

